

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Isabel Morales
1302 S. Federal St. Unit A
Chicago, IL 60605

Doc#: 2204112254 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2022 10:12 AM Pg: 1 of 4

Dec ID 20220101696286
ST/CO Stamp 1-250-144-656 ST Tax \$540.00 CO Tax \$270.00
City Stamp 1-124-577-680 City Tax: \$5,670.00

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Benjamin Sexton and Isabel Morales
1302 S. Federal St., Unit A
Chicago, IL 60605

THE GRANTORS: Matthew Champa and Ann Hintzman, husband and wife, of 1302 S. Federal St., Unit A, Chicago, IL 60605, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Benjamin Sexton and Isabel Morales, husband and wife, of 1302 S. Federal St. Unit A, Chicago, IL 60605, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1302 S. Federal St., Unit A, Chicago, IL 60605
PIN: 17-21-21-2-1-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

Cook County Clerk's Office

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SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1302 S. Federal St., Unit A, Chicago, IL 60605
PIN: 17-21-211-221-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities.

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DATED this 4th day of February, 2022.

Matthew Champa
Matthew Champa

Ann Hintzman
Ann Hintzman

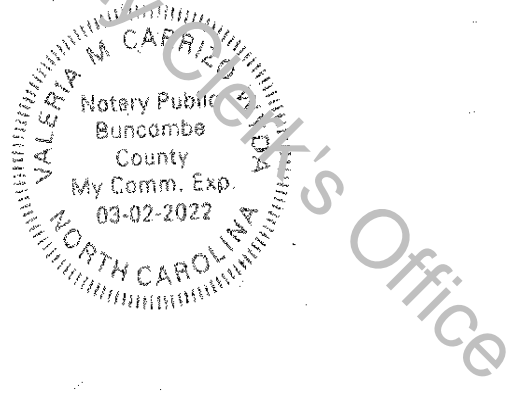
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Matthew Champa and Ann Hintzman**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4th day of February, 2022.

Valeria M. Carrizo
Notary Public

NAME AND ADDRESS OF PREPARER:
David Frank
Attorney at Law
1211 Landwehr Rd.
Northbrook, IL 60062



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LEGAL DESCRIPTION

Order No.: 21CNW764662NB

For APN/Parcel ID(s): 17-21-211-221-0000

PARCEL 1:

LOT 15 IN FEDERAL SQUARE BEING A RESUBDIVISION OF BLOCK 1 IN DEARBORN PARK UNIT NO. 2, BEING A RESUBDIVISION OF SUNDRY LOTS, AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1988 AS DOCUMENT 88387559, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOT A IN FEDERAL SQUARE SUBDIVISION.

Property of Cook County Clerk's Office